



THIS SPACE RESERVED FOR

2022-001559

Klamath County, Oregon

02/07/2022 01:57:01 PM

Fee: \$87.00

Thomas Riley and Debra McNully, who acquired title as Debbie McNully

1218 Pacific Terrace

Klamath Falls, OR 97601

Grantor's Name and Address

Thomas Riley and Debra McNully

1218 Pacific Terrace

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Thomas Riley and Debra McNully

1218 Pacific Terrace

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Thomas Riley and Debra McNully

1218 Pacific Terrace

Klamath Falls, OR 97601

File No. 519155AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Thomas Riley and Debra McNully, who acquired title as Debbie McNully, not as tenants in common, but with right of survivorship,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Thomas Riley and Debra McNully, not as tenants in common, but with right of survivorship,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot 4 in Block 33 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$0.00.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this 2 day of February, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Thomas Riley
Thomas Riley

Debra McNully
Debra McNully

State of Oregon } ss
County of Klamath }

On this 2 day of February, 2022, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Thomas Riley and Debra McNully, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

